

Maureen Gaughan  
PO Box 6729  
Chandler, AZ 85246-6729  
(480) 899-2036

IN THE UNITED STATES BANKRUPTCY COURT

FOR THE DISTRICT OF ARIZONA

In re: ) Chapter 7  
 )  
TODD, RUSSELL B )  
TODD, GERALDINE R ) No. 10-40990-PHX-RTB  
 )  
 )  
 ) NOTICE OF TRUSTEE'S SALE  
 )  
Debtor(s) )

NOTICE IS HEREBY GIVEN that property belonging to the estate of the above-named debtor(s) will be sold to the person making the highest and best offer on April 29, 2011 at 8:30 a.m. at 230 N. 1<sup>st</sup> Ave Ste 102 Phoenix, Arizona.

Property to be sold: The Estate's interest in the Debtors' one half interest in the mineral and royalty interests set forth in the attached Exhibit A.

Purchase price: \$4,050.00

Terms of Sale: Cash or Cashier's Check

To: Kenneth Dorband or to any person making a higher and better offer.

The sale will be free and clear of all liens.

The property may be viewed at the following place and time: Contact Trustee

There is not an appraisal of the property.

The Property will be sold "as is, where is" with no warranties or representations made or implied. Prospective purchasers are encouraged to personally inspect and perform their own due diligence of the property being sold. All sales are subject to sales tax unless the property being sold is tax exempt or a resale number is used as proof of exemption. Buyer will be responsible for all costs of sale, including transportation costs.

Any person opposing the sale shall file a written objections on or before five days prior to the sale date with the Clerk of the U.S. Bankruptcy Court, 230 N. First Ave., Phoenix, AZ 85003 and mailed to the trustee, Maureen Gaughan, at the following address: PO Box 6729, Chandler, AZ 85246-6729.

If a person timely objects in writing and a hearing is requested but has not yet been conducted by the scheduled sale date, bids will still be taken and the sales procedure followed. The closing of the sale will be dependent upon the outcome of the Court hearing on the objection.

/s/ Maureen Gaughan  
Maureen Gaughan, Trustee

## Exhibit A

		<b>Robert B. Todd</b> 10935 West Shady Dell Dr. Sun City, AZ 85351
	<b>Anthony J. Antoni</b> 611111202111 DATE	<b>NOVUS Operating LLC</b> 7212 Julian Road Suite 101 McAllen, TX 78507 www.novus.com 956.5916
<b>8/4/2014</b> Every seven days for 30 days		

Attidut 3



# VICTORY ENERGY CORPORATION

220 Airport Road  
Indiana, PA 15701

Telephone (724) 349-6366  
Fax: (724) 349-6649 E-Mail: victory@victoryenergycorp.com

December 2, 2008

Russell B. Todd  
10925 West Sequoia Drive  
Sun City, Arizona 85373

RE: Gas Well Royalty Division  
Brookfield Unit #1 well

Dear Mr. Todd:

Victory Energy Corporation began drilling the Brookfield #1 natural gas well on August 6, 2008. This well is located in Brookfield Township, Tioga County, Pennsylvania. The Commonwealth of Pennsylvania permitted the well to include 320 acres surrounding the well - referred to as the "well unit." The gas well was permitted for drilling to penetrate the Oriskany gas formation, which is located approximately 5,000 feet below the surface. After carefully reviewing the well logs for this well, it was determined that a formation above the Oriskany had greater developmental potential than the Oriskany. Therefore, the decision has been made to complete the Marcellus formation rather than the Oriskany formation.

The Brookfield #1 well will be completed once we receive a water usage permit from the Susquehanna River Basin Commission (SRBC), as required by law for completion of the Marcellus formation. Presently, the average time required to obtain these permits is approximately six (6) months. However, the commission is meeting this month to act upon proposed changes to these permit requirements. We will update you at a later date on the outcome of this meeting and how it will affect the Brookfield #1 well completion.

In the meantime, a portion of your property has been included in this "well unit." Therefore, upon completion of a successful well, you will be entitled to receive royalty distributions. These distributions are based on the proceeds collected from the sale of the gas from the Brookfield #1 well once production begins. Your percentage of the distribution is based upon the proportionate amount of acreage you own in the total "well unit." Please review the attached "well unit" information for further clarification.

Victory Energy Corporation will be drilling additional natural gas wells in the area. In each instance, "well units" will be established. The landowners in each unit will be paid royalty distributions based upon their ownership in the unit.

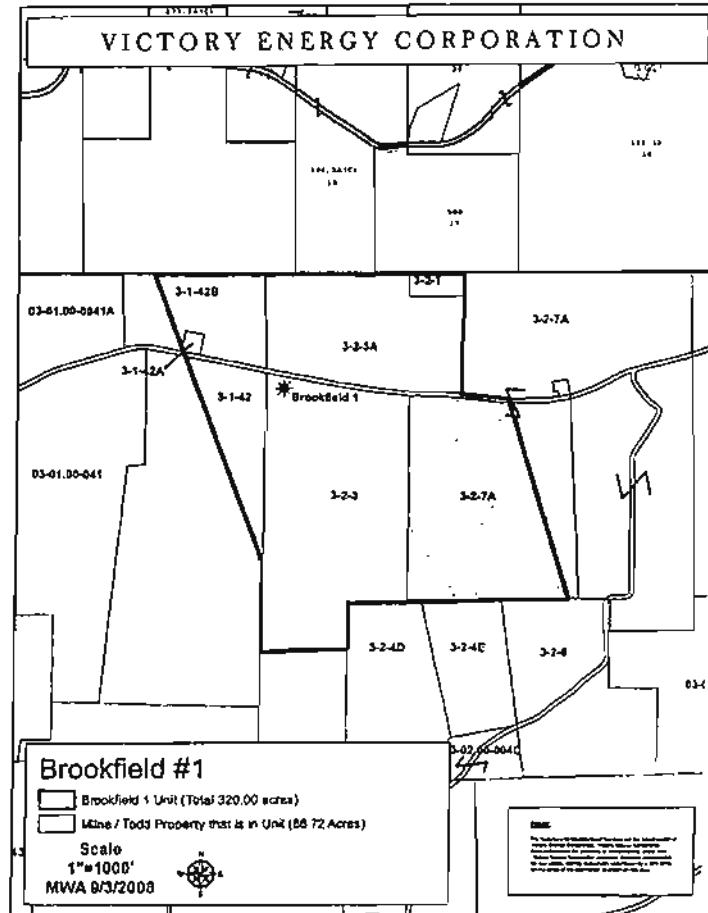
Thank you for your cooperation in leasing your property with Victory Energy Corporation. We here at Victory are looking forward to a successful well completion and many years of "royalty distributions" from the Brookfield #1 well.

Sincerely,

*Lynn A. Doverspike*

Lynn A. Doverspike  
President/Owner

Enclosures



## UNIT OPERATION DESIGNATION

### UNIT OPERATION DESIGNATION

#### BROOKFIELD UNIT # 1

Between:

Brookfield Properties; Susan Geist;  
Timothy Shreiner, Etal; Patricia Milne Etal;  
and Daryl Heller

and

Victory Energy Corporation  
220 Airport Road  
Indiana, Pennsylvania, 15701

DATE: November 15, 2008  
TOWNSHIP: Brookfield  
COUNTY: Tioga

WHEREAS, Brookfield Properties of 16 East Brubaker Valley Road, Liltz, Pennsylvania, 17543, Susan Geist of 180 North Street, Westfield, Pennsylvania, 16950, Timothy Shreiner, Kerry Lapp, Gingrich Builders and Ricky Esh of 1840 Kyside Drive, Lancaster, Pennsylvania 17602, Patricia Milne of 104 Hefner Drive, Webster, New York 14580 and Russell Todd of 10925 West Sequoia Drive, Sun City, Arizona 85373; Daryl Heller of 16 East Brubaker Valley Road, Liltz, Pennsylvania 17543, or their successors in title, whose names are listed in the attached Exhibit "A" as Lessors, have prior to the date hereof, leased certain tracts of land for oil and gas purposes; and

WHEREAS, VICTORY ENERGY CORPORATION, of 220 Airport Road, Indiana, Pennsylvania, 15701, (hereinafter referred to as Lessee), is the owner as Lessee or Assignee of the Oil and Gas Leases covering the tracts of land described in the leases listed on Exhibit "A", and

WHEREAS, under the provisions of each of the leases listed in Exhibit "A", Lessee has the right and authority to pool and unitize all formations of oil and gas, under all or any part of the land described in said leases with any other lease or leases, land or lands, mineral estates or any of them whether owned by the Lessee or others, so as to create one (1) or more drilling or production units consisting of the combined areas thereof as designated by said Lessee; and

WHEREAS, said leases provide that upon exercising said right and authority there shall be executed and filed for record in the county wherein the leased premises are located, a copy of the Unit Operation Designation.

NOW THEREFORE, Lessee has elected to pool and unitize all formations of oil and gas, in and under all or a portion of the leases listed in Exhibit "A", which is attached hereto and made a part hereof, into a drilling or production unit, wherein the leases or portions thereof combined into such a unit are designated by reference to name or title of unit, formation, county and state, lease number, date of lease, name and Lessor of farm, township, recorder's book volume and page, leased acreage, and unleased acreage.

IN WITNESS WHEREOF, Lessee has caused the due execution of this instrument as a formal declaration and designation that leases listed and described in the attached Exhibit "A" as to the respective tracts or portions thereof pooled or unitized, and as to the oil and gas in the formations named, are hereby combined, pooled, and unitized, so as to create one (1) drilling or production unit, as such term is used in said leases, this 15th day of November, 2008.

## UNIT OPERATION DESIGNATION

## BROOKFIELD UNIT # 1

## EXHIBIT "A"

ALL FORMATIONS OF OIL AND GAS, BROOKFIELD TOWNSHIP, TIoga COUNTY, PENNSYLVANIA.

(Unitized acreage is subject to revision by Lessee to conform to title information and exercise by Lessee of its authority to increase or to decrease the portion of leased acreage included in the unit or to exclude it altogether.)

LESSOR	RECORDING DATA	LEASED ACREAGE	ACREAGE IN UNIT	PERCENT OF UNIT
Brookfield Properties	0745-0217	178.20	178.22	55.69%
Susan Geat	0765-0281	35.50	25.80	8.09%
Timothy Shreiner, Et al	0706-2950	144.07	25.16	7.86%
Patricia Mineo Russell Todd	0766-8900 0766-8805	108.00	86.72	27.10%
Daryl Heller	0779-7650	4.00	4.00	1.25%

TOTAL ACREAGE IN UNIT: 320.00 100.00%

ATTEST:

VICTORY ENERGY CORPORATION

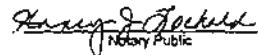

 Lynn A. Doverspike, President

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF INDIANA

On this, the 4<sup>th</sup> day of December, 2008, before me, a Notary Public, personally appeared LYNN A. DOVERSPIKE, who acknowledged himself to be the President of VICTORY ENERGY CORPORATION, a corporation, and that as such president, being fully authorized to do so, he executed the foregoing instrument for the corporation for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


 Nancy J. Zieckel  
Notary Public

 COMMONWEALTH OF PENNSYLVANIA  
 NOTARIAL SEAL  
 NANCY J. ZIECKEL, NOTARY PUBLIC  
 WHITE TOPPERINE, INDIANA COUNTY  
 MY COMMISSION EXPIRES OCT 21, 2009
From: NOVUS OPERATING LLC  
721 Justin Road, Suite 101  
Rockwall, TX 75087

To: (TODRUS) RUSSELL B. TODD

Page 1

## 2010 1099-MISC Supporting Schedule

1099-MISC Summary						
Check Summary	Box 1	Box 2	Box 3	Box 4	Box 5	Box 6
12-02-2010	5471	0.00	205.11	6.52	0.00	0.00
12-02-2010	5777	0.00	55.49	3.00	0.00	0.00
<b>Property Summary</b>						
1099-MISC - Enclosed	0.00	365.60	0.00	0.00	0.00	0.00
<b>State/Local PA</b>	0.00	365.60	0.00	0.00	0.00	0.00
<b>IRS Total</b>	0.00	365.60	0.00	0.00	0.00	0.00
Reported on 1099-MISC	0.00	365.60	0.00	0.00	0.00	0.00

For inquiries about your account, please call Tressa Rogers at (469) 721-2344

NOVUS OPERATING LLC  
721 Justin Road, Suite 101  
Rockwall, TX 75087

## IMPORTANT TAX RETURN DOCUMENT ENCLOSED

RUSSELL B. TODD  
10925 WEST SEQUOIA DRIVE  
SUN CITY, AZ 85373

Amounts shown may be subject to self-employment (SE) tax if you net income from self-employment is \$400 or more. You must file a separate Schedule SE on Schedule SE (Form 1040) and pay SE tax on the self-employed portion of your self-employment income. If you are self-employed and Medicare taxes were withheld and you are still owing these payments, see Form 1040-EZ, Estimated Tax for Individuals. Individuals must report an overpayment for self-employment taxes on their tax return. Report the amount of the overpayment on Schedule SE (Form 1040). If you prepared Schedule SE yourself, attach it to your tax return. If you prepared Schedule SE by a preparer or tax service, attach it to your tax return. If you are self-employed and you are not required to file a tax return, report on Schedule C or C-EZ (Form 1040). For questions on Schedule SE, see Pub. 544.

1099-MISC COPY 8

Instructions for Recipients  
Account Number: Your tax account or other unique number  
the preparer assigned to distinguish your account.

## See attached for Revenue Supporting Schedule

 CORRECTED (if checked)

Form 1099-MISC Name, Street Address, City, State, Zip Code, and Telephone No.	1 Name 2 Address 3 Social Security 4 Federal Income Tax withheld 5	6 Name 7 Address 8 Social Security 9 Federal Income Tax withheld 10	11 Name 12 Address 13 Social Security 14 Crop Insurance premium 15	16 Name 17 Address 18 Social Security 19 Crop Insurance premium 20
NOVUS OPERATING LLC 721 Justin Road, Suite 101 Rockwall, TX 75087 (469) 721-2344	1 2 3 4 5	6 7 8 9 10	11 12 13 14 15	16 17 18 19 20
PAYER'S Federal Identification Number 28-3851834	10 11 12 13 14 15 16 17 18 19 20	10 11 12 13 14 15 16 17 18 19 20	10 11 12 13 14 15 16 17 18 19 20	10 11 12 13 14 15 16 17 18 19 20
RECIPIENT'S Identification Number [REDACTED]	10 11 12 13 14 15 16 17 18 19 20	10 11 12 13 14 15 16 17 18 19 20	10 11 12 13 14 15 16 17 18 19 20	10 11 12 13 14 15 16 17 18 19 20
RUSSELL B. TODD 10925 WEST SEQUOIA DRIVE SUN CITY, AZ 85373	10 11 12 13 14 15 16 17 18 19 20	10 11 12 13 14 15 16 17 18 19 20	10 11 12 13 14 15 16 17 18 19 20	10 11 12 13 14 15 16 17 18 19 20
City, State, and Zip Code SUN CITY, AZ 85373	10 11 12 13 14 15 16 17 18 19 20	10 11 12 13 14 15 16 17 18 19 20	10 11 12 13 14 15 16 17 18 19 20	10 11 12 13 14 15 16 17 18 19 20
Amounts shown above represent: 1099-MISC amounts 110 Form 1040 amounts 111 Form 1040-A amounts 112 Form 1040-EZ amounts 113 Form 1040-ES amounts 114 Form 1040-IT amounts 115 Form 1040-N amounts 116 Form 1040-S amounts 117 Form 1040-Z amounts 118 Form 1040-X amounts 119 Form 1040-Y amounts 120 Form 1040-Z amounts 121 Form 1040-Z amounts 122 Form 1040-Z amounts 123 Form 1040-Z amounts 124 Form 1040-Z amounts 125 Form 1040-Z amounts 126 Form 1040-Z amounts 127 Form 1040-Z amounts 128 Form 1040-Z amounts 129 Form 1040-Z amounts 130 Form 1040-Z amounts 131 Form 1040-Z amounts 132 Form 1040-Z amounts 133 Form 1040-Z amounts 134 Form 1040-Z amounts 135 Form 1040-Z amounts 136 Form 1040-Z amounts 137 Form 1040-Z amounts 138 Form 1040-Z amounts 139 Form 1040-Z amounts 140 Form 1040-Z amounts 141 Form 1040-Z amounts 142 Form 1040-Z amounts 143 Form 1040-Z amounts 144 Form 1040-Z amounts 145 Form 1040-Z amounts 146 Form 1040-Z amounts 147 Form 1040-Z amounts 148 Form 1040-Z amounts 149 Form 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## From NOVUS Operating, LLC

Proj Date	Prod	Proj Per	Volume/Churn	Description	Property Amt	Your Share
05/2010	GAS	SAFCF 4.41	3,205.97/40.59	Gas Sales	14,523.14	179.17
				Net Income	14,523.14	179.17
Property (BR010) Brookfield (H) County: TIOGA, PA						
07/2010	GAS	SAFCF 4.88	1,005.45/12.34	Gas Sales	5,005.83	61.46
				Net Income	5,005.83	61.46
Property (BR010) Brookfield (H) County: TIOGA, PA						
09/2010	GAS	SAFCF 5.04	1,105.52/13.59	Gas Sales	5,577.79	68.48
				Net Income	5,577.79	68.48
Royalty						
For inquiries about your account, please call Terence Rigozo at (722) 771-2649						
Comments: <input checked="" type="checkbox"/> Check Date <input type="checkbox"/> Direct Payment <input type="checkbox"/> Warning <input type="checkbox"/> Royalty <input type="checkbox"/> Deductions <input type="checkbox"/> Withdrawals <input type="checkbox"/> Proj Amount						
MILPAT						
10/26/2010						
2010 Totals						

COUNTY: WYOMING/FOREST  
Morgan Chase, N.A.  
www.Chase.com

20410110 5915

DATE	AMOUNT
01/12/2011	\$ 179.17

*Terri Rigozo*

R1440 781119R617P

Petra M+T 1/10/10

Proj Date	Prod	Proj Per	Volume/Churn	Description	Property Amt	Your Share
05/2010	GAS	SAFCF 4.41	3,205.97/40.59	Gas Sales	14,523.14	179.17
				Net Income	14,523.14	179.17
Property (BR010) Brookfield (H) County: TIOGA, PA						
07/2010	GAS	SAFCF 4.88	1,005.45/12.34	Gas Sales	5,005.83	61.46
				Net Income	5,005.83	61.46
Property (BR010) Brookfield (H) County: TIOGA, PA						
09/2010	GAS	SAFCF 5.04	1,105.52/13.59	Gas Sales	5,577.79	68.48
				Net Income	5,577.79	68.48
Royalty						
For inquiries about your account, please call Terence Rigozo at (722) 771-2649						
Comments: <input checked="" type="checkbox"/> Check Date <input type="checkbox"/> Direct Payment <input type="checkbox"/> Warning <input type="checkbox"/> Royalty <input type="checkbox"/> Deductions <input type="checkbox"/> Withdrawals <input type="checkbox"/> Proj Amount						
MILPAT						
10/26/2010						
2010 Totals						

Proj Date	Prod	Proj Per	Volume/Churn	Description	Property Amt	Your Share
05/2010	GAS	SAFCF 4.41	3,205.97/40.59	Gas Sales	14,523.14	179.17
				Net Income	14,523.14	179.17
Property (BR010) Brookfield (H) County: TIOGA, PA						
07/2010	GAS	SAFCF 4.88	1,005.45/12.34	Gas Sales	5,005.83	61.46
				Net Income	5,005.83	61.46
Property (BR010) Brookfield (H) County: TIOGA, PA						
09/2010	GAS	SAFCF 5.04	1,105.52/13.59	Gas Sales	5,577.79	68.48
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MILPAT						
10/26/2010						
2010 Totals						

From NOVUS Operating, LLC  
Proj Date: Proj Per: Volume/Churn: Description: Property Amt: Your Share:  
05/2010 GAS SAFCF 4.41 3,205.97/40.59 Gas Sales: 14,523.14 179.17  
Net Income: 14,523.14 179.17  
Property (BR010) Brookfield (H) County: TIOGA, PA  
07/2010 GAS SAFCF 4.88 1,005.45/12.34 Gas Sales: 5,005.83 61.46  
Net Income: 5,005.83 61.46  
Property (BR010) Brookfield (H) County: TIOGA, PA  
09/2010 GAS SAFCF 5.04 1,105.52/13.59 Gas Sales: 5,577.79 68.48  
Net Income: 5,577.79 68.48  
Royalty  
MILPAT  
For inquiries about your account, please call Terence Rigozo at (722) 771-2649  
Comments:  Check Date  Direct Payment  Warning  Royalty  Deductions  Withdrawals  Proj Amount  
10/26/2010  
2010 Totals  
For inquiries about your account, please call Terence Rigozo at (722) 771-2649  
Comments:  Check Date  Direct Payment  Warning  Royalty  Deductions  Withdrawals  Proj Amount  
10/26/2010  
2010 Totals

Petra M+T 1/10/10

Proj Date	Prod	Proj Per	Volume/Churn	Description	Property Amt	Your Share
05/2010	GAS	SAFCF 4.41	3,205.97/40.59	Gas Sales	14,523.14	179.17
				Net Income	14,523.14	179.17
Property (BR010) Brookfield (H) County: TIOGA, PA						
07/2010	GAS	SAFCF 4.88	1,005.45/12.34	Gas Sales	5,005.83	61.46
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For inquiries about your account, please call Terence Rigozo at (722) 771-2649						
Comments: <input checked="" type="checkbox"/> Check Date <input type="checkbox"/> Direct Payment <input type="checkbox"/> Warning <input type="checkbox"/> Royalty <input type="checkbox"/> Deductions <input type="checkbox"/> Withdrawals <input type="checkbox"/> Proj Amount						
MILPAT						
10/26/2010						
2010 Totals						

From NOVUS Operating, LLC  
Proj Date: Proj Per: Volume/Churn: Description: Property Amt: Your Share:  
20410110 5667  
JP Morgan Chase, N.A.  
www.Chase.com

33-410110 5667

DATE	AMOUNT
10/26/2010	\$ 179.17

*Terri Rigozo*

COUNTY: WYOMING/FOREST  
Morgan Chase, N.A.  
www.Chase.com

Proj Date	Prod	Proj Per	Volume/Churn	Description	Property Amt	Your Share
05/2010	GAS	SAFCF 4.41	3,205.97/40.59	Gas Sales	14,523.14	179.17
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MILPAT						
10/26/2010						
2010 Totals						

PAYEE	PAYOUT
Patricia Milne	
104 Hether Drive, Webster, NY 14530	
\$270.00	
11/2/2010 thru 1/2/2011	
Property Tax Parcel ID #3-2-7A (105 gross / 74 net acres), Brookfield Township, Tioga County, Pennsylvania	
LEASE NUMBER: 236070	
PROSPECT NAME: Brookfield	

Enclosed is our check for the payment of rentals due under an oil and gas lease (leased by Victory Energy Corporation) covering the lands shown above.

Please acknowledge receipt of this payment by signing and dating below and returning same in the envelope provided.

Sincerely yours,  
NOVUS OPERATING, LLC

RECEIPT IS HEREBY ACKNOWLEDGED OF THE ABOVE AMOUNT IN PAYMENT OF RENTAL DUE UNDER OIL & GAS LEASE DESCRIBED HEREIN

Patricia Milne

Printed Name

10-21-09

Date

COP

CONTACT	NOVUS Exploration, LLC	CORPORATE OFFICE:	DRILLING OPERATIONS:	EXPLORATION:
ARON NOVUS		Novus Exploration, LLC 2035 Royal Drive Royal City, Texas 75169		Novus Exploration, LLC President Tony DeRamus Chief Operating Officer Tony@NovusExploration.com 469.721.3034

4/26/2010



## VICTORY ENERGY CORPORATION

220 Airport Road  
Indiana, PA 15701Telephone: (724) 349-6366  
Fax: (724) 349-6649 E-Mail: victory@victoryenergycorp.com

August 15, 2009

PATRICIA ANN MILNE  
104 HOFFER DRIVE  
WEBSTER, NY 14580

## RE: Update—Gas Well Development Plans

Dear Landowner (Lessor),

This letter is to inform you that we are moving forward and plan to drill additional wells in the Brookfield Township area in the near future. In this regard, I am delighted to report that Victory/Mega Energy has been able to partner with Tencaka and Novus companies to assist with the development process. Tencaka is a large mid-stream company that brings extensive pipeline expertise and financial resources to the effort. Novus brings years of drilling and completion knowledge from its experience with drilling the Barnett Shale formations in Texas. In addition, Tencaka/Novus is currently completing several Marcellus wells in West Virginia. This partnership should allow us to move forward aggressively in drilling and completing wells in your area.

As some of you are aware, we drilled the Brookfield #1 well located on the Brookfield property, along North Road. As an update, please be aware that we have applied for a permit with the Susquehanna River Basin Commission (SRBC) in order to acquire the proper permits to frack the Marcellus formation in the Brookfield #1 well. The permitting process can and has been quite lengthy. However, we feel the permit should be approved in less than a month. When the permits and approvals are in place, the Marcellus fracing process will begin.

Unfortunately, natural gas prices are quite low at the moment. Therefore, the incentive to drill is lessened. However, our goal is to drill several successful wells early in the process in order to pay for the necessary upfront costs. As we drill the area, we also look forward to paying substantial royalties to the landowners involved with these properties. I appreciate the working relationship we have developed through the years and appreciate your confidence and patience as we strive to bring this project to fruition.



## VICTORY ENERGY CORPORATION

220 Airport Road  
Indiana, PA 15701Telephone: (724) 349-6366  
Fax: (724) 349-6649 E-Mail: victory@victoryenergycorp.com

February 16, 2009

Patricia Ann Milne  
104 Hoffer Drive  
Webster, NY 14580

## RE: DRILLING AND PIPELINE UPDATE

Dear Landowner (Lessor):

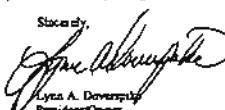
The purpose of this correspondence is to provide an update of past and future drilling and development operations in the area of your leasehold. On March 3, 2008, Victory Energy Corporation drilled the Feltch #1 natural gas well which was located in Susquehanna County, New York near the PA/NY line. Unfortunately, this well was not successful, so we plugged it and declined our efforts to develop gas in the area by drilling the Snyder #1, Himminger #1 and Rutherford #1 wells. They also were unsuccessful (except for the Rutherford #1, which produced gas for a few months before going dry). Although we were disappointed with the results, Victory partnered with another company to drill the Cook #1, Carpenter #1, and Zinch #1 wells. The Cook #1 and Carpenter #1 have produced gas over the past several months with the Zinch #1 scheduled to come on line in the near future. All these wells are located just across the Pennsylvania line a short distance from New York.

We began drilling the Brookfield #1 well on August 6, 2008, in Tioga County, Brookfield Township, Pennsylvania. We will take the necessary steps to produce the Marcellus Shale formation in this well as soon as we receive the legal approvals from the Department of Environmental Protection (DEP) and the Susquehanna River Basin Commission (SRBC). The SRBC controls water usage for gas well drilling and completion in the region. We are currently in the process of getting approval to transport the water that will be used to complete the well to a water treatment facility located in the Village of Wellsville, New York. Once all approvals are granted from the DEP and SRBC, we can move forward with the completion of the Brookfield #1 well. I am encouraged to inform you that we have acquired all of the right-of-ways needed in order to construct a pipeline to the Brookfield #1 well so that we can sell the gas once it is completed. Landowners in the area seem to recognize the benefit to all and have been willing to work with us in developing the pipeline system.

The current economic crisis has slowed drilling development plans to some extent. The downturn has reduced demand, resulting in falling prices. Last year's prices were in the \$9.00/mcf range, and this year's prices are in the \$4.50/mcf range.

Regardless, Victory remains committed to the development of your area and we are moving forward with our development plans which include continued drilling and pipeline construction to fully develop the natural gas reserves in the Tioga/Armstrong area. Thank you in advance for your cooperation in working with us to accomplish our mutually beneficial development goals.

Sincerely,



Lynn A. Doverspike  
President/Owner



# VICTORY ENERGY CORPORATION

220 Airport Road  
Indiana, PA 15701  
Telephone: (724) 349-6366  
Fax: (724) 349-6649 E-Mail: victory@victoryenergycorp.com

December 2, 2008

Patricia Ann Milne  
104 Hefner Drive  
Webster, New York 14580

RE: Gas Well Royalty Division  
Brookfield Unit #1 well.

Dear Ms. Milne:

Victory Energy Corporation began drilling the Brookfield #1 natural gas well on August 6, 2008. This well is located in Brookfield Township, Tioga County, Pennsylvania. The Commonwealth of Pennsylvania permitted the well to include 320 acres surrounding the well - referred to as the "well unit." The gas well was permitted for drilling to penetrate the Oriskany gas formation, which is located approximately 5,000 feet below the surface. After carefully reviewing the well logs for this well, it was determined that a formation above the Oriskany had greater developmental potential than the Oriskany. Therefore, the decision has been made to complete the Marcellus formation, rather than the Oriskany formation.

The Brookfield #1 well will be completed once we receive a water usage permit from the Susquehanna River Basin Commission (SRBC), as required by law for completion of the Marcellus formation. Presently, the average time required to obtain these permits is approximately six (6) months. However, the commission is meeting this month to act upon proposed changes to these permit requirements. We will update you at a later date on the outcome of this meeting and how it will affect the Brookfield #1 well completion.

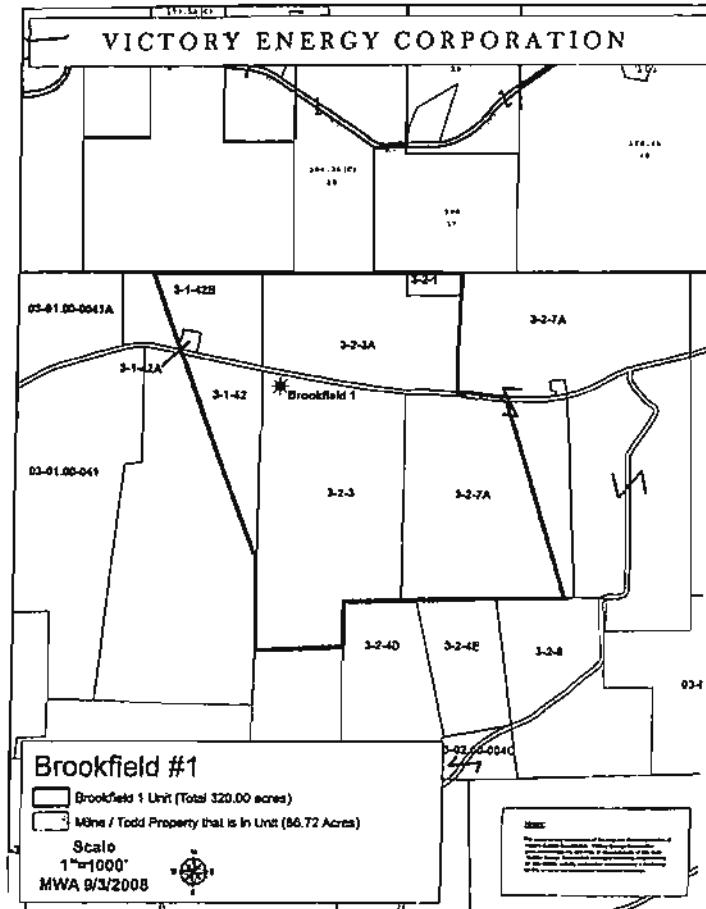
In the meantime, a portion of your property has been included in this "well unit." Therefore, upon completion of a successful well, you will be entitled to receive royalty distributions. These distribution's are based on the proceeds collected from the sale of the gas from the Brookfield #1 well once production begins. Your percentage of the distribution is based upon the proportionate amount of acreage you own in the total "well unit." Please review the attached "well unit" information for further clarification.

Victory Energy Corporation will be drilling additional natural gas wells in the area, in each instance, "well units" will be established. The landowners in each unit will be paid royalty distributions based upon their ownership in the unit.

Thank you for your cooperation in leasing your property with Victory Energy Corporation. We here at Victory are looking forward to a successful well completion and many years of "royalty distributions" from the Brookfield #1 well.

Sincerely,  
*Lynn A. Dovenpike*  
Lynn A. Dovenpike  
President/Owner

Enclosures



UNIT OPERATION DESIGNATION

BROOKFIELD UNIT # 1

EXHIBIT "A"

ALL FORMATIONS OF OIL AND GAS, BROOKFIELD TOWNSHIP, TIoga COUNTY, PENNSYLVANIA.

(Unitized acreage is subject to revision by Lessee to conform to title information and exercise by Lessee of its authority to increase or to decrease the portion of leased acreage included in the unit or to exclude it altogether.)

LESSOR	RECORDING DATA	LEASED ACREAGE	ACREAGE IN UNIT	PERCENT OF UNIT
Brookfield Properties	0745-0217	178.20	178.22	55.89%
Susan Geist	0766-6261	35.50	25.90	8.09%
Timothy Shresner, Etal	0766-2950	144.07	25.16	7.88%
Patricia Mine Russell Todd	0766-8800 0766-8805	106.00	86.72	27.10%
Daryl Heter	0779-7660	4.00	4.00	1.25%
<hr/>				
TOTAL ACREAGE IN UNIT:		320.00	100.00%	
<hr/>				